



Jean and John Starkweather Park Public Restroom Removal BCDC Application No. 1978.028.06

Permittees: City of San Rafael and Roots Construction Company
January 4, 2018



- 1. Project Site and Surrounds**
- 2. Background on BCDC Permit No. 1978.028**
- 3. Issues Raised in Amendment Request**
- 4. Policy Questions for Commission**



Permit History

May 1979: Original Permit approved

- 120,450 sf (2.77 acre) public access area
- Bike/ped shoreline path
- 20 public parking spaces

Nov. 1982: Amendment No. Two approved

- Two office buildings partially within shoreline band
- Public access area reduced to 75,000 sf (1.72 acres)
- Public parking reduced to 18 spaces
- Permanent public restroom required



Amendment Request

Remove Special Condition requiring a permanent public restroom and demolish the restroom structure.

- Visually and physically isolated.
- Attractive nuisance.
- Infrastructure and utility challenges.
- No recorded requests to reopen restroom.

Alternatives Approaches



- **Environmental Design Crime-Reduction Techniques**
- **Relocate Restroom Structure**
- **Alternative Toilet Types**
- **Provide equivalent in-lieu access nearby**

Clear hillside vegetation



Reorient entrances



Install nighttime lighting



Install surveillance equipment



Install security shutters



Redesigned trailhead





Issues Raised

Maximum Feasible Public Access? (MPA Sec. 66602)

Consistent with Bay Plan Public Access Policies?

- Policy 1: Increase public access to maximum extent feasible.
- Policy 2: Maximum access should be provided except in cases where inconsistent with project because of public safety considerations. In these cases, provide in lieu access nearby.
- Policy 4: Public access should be sited, designed, and managed to prevent significant adverse effects on wildlife or, if not possible, provide in lieu access nearby.
- Policy 7: Public access improvements should provide for the public's safety and convenience.